

**CITY OF DEXTER
REGULAR CITY COUNCIL MEETING
MONDAY, NOVEMBER 14, 2022**

A. CALL TO ORDER / PLEDGE OF ALLEGIANCE:

The City Council Meeting was called to order at 7:00 PM by Ms. Fisher and was held at 3515 Broad St., Dexter, MI 48130.

B. ROLL CALL:

Sanam Arab – Present
Paul Cousins – Absent/Excused
Donna Fisher – Present
Jamie Griffin – Present
Wa-Louisa Hubbard – Present
Zach Michels – Present
Mayor Shawn Keough – Absent/Excused

Student Representatives:
Bonnie Keating – Present
Adam DiGregorio – Absent

Also attending: Justin Breyer, City Manager and City Clerk; Josh Tanghe, Assistant to the City Manager; Pamela Weber, Recording Secretary; residents; and media.

Attending remotely: Michelle Aniol, Community Development Manager; Grace Whitney, Associate Planner; Marie Sherry, Finance Director/Treasurer/Assessor; and residents

C. APPROVAL OF THE MINUTES

1. City Council Meeting – October 24, 2022

Motion Griffin; support Hubbard to approve the minutes of the October 24, 2022 Regular City Council Meeting with the following change:

- Page 7, M.2, Condition 10 should read: “Outdoor lighting color temperature should not to exceed 3400 Kelvin.”

Ayes: Arab, Michels, Hubbard, Griffin, Fisher
Nays: None
Absent: Cousins, Keough
Motion carries

D. PRE-ARRANGED PARTICIPATION - None

E. APPROVAL OF AGENDA:

Motion Arab; support Hubbard to approve the agenda as presented.

Friendly Amendment: Move items K.2. and K.6. from the Consent Agenda to New Business Items M.2. and M.3.

Ayes: Arab, Griffin, Hubbard, Michels, Fisher

Nays: None

Absent: Cousins, Keough

Motion carries

F. DECLARATION OF CONFLICTS OF INTEREST:

Council Member Michels – Consent agenda has an item to pay bills to his employer, Carlisle Wortman Associates, so he will abstain from voting on the consent agenda.

G. PUBLIC HEARINGS - None

H. NON-ARRANGED PARTICIPATION – None

I. COMMUNICATIONS:

1. Upcoming Meeting List
2. Letter Complimenting Farmers Market Manager.
 - Councilmember Fisher stated it was very nice to see the letter complimenting the Farmers Market Manager.
3. Investment Policy Award

J. REPORTS:

1. Public Services Superintendent – Tim Stewart

Mr. Stewart provided his written three-work report as per packet. Mr. Stewart provided the following updates:

- Twelve of the curb boxes on 2nd Street were defective. The manufacturer will pay for replacements and all of the resulting necessary repairs.
- Asphalt repair was completed on Hudson and Alpine Streets.
- The heater that was in the capital budget was successfully installed.
- Tubing in the sludge pump digesters was replaced by DPW staff.
- DPW has a new hire as of the November 28th.

2. Community Development Manager – Michelle Aniol

Ms. Aniol submitted her written report as per packet. Ms. Aniol provided the following updates:

- The 3045 Broad Street Committee met on November 4, 2022. They discussed elements of the parking concept plan previously provided. The committee's comments have been provided to the developer and there will be a meeting with them on November 18th to review the feedback. During that meeting, the developer will present their revised concept and discuss the schedule going forward.
- Regarding Cornman Farms - for annexation, the lift station in the Westridge subdivision must be upgraded. Costs estimates are at least \$100,000, for which Cornman Farms will be solely responsible. In addition to the lift station upgrade, staff is estimating the tap fee to be approximately \$178,000 with possible surcharges. An increase in agricultural operations on the property will require amendments to our zoning ordinance. Staff is awaiting a decision from Cornman Farms on moving forward.
- Dexter Oral Surgeon, Dr. Omar Salamen and his wife were killed tragically in an auto accident over the weekend. They are survived by four young children.
- A question was asked about how many one-bedroom apartments there are in Dexter and if Common Sail is aware of that statistic. Additionally, has Common Sail changed the scale of their building to harmonize the proposed building with the natural surroundings?
- During the recent Planning Commission meeting a revised 2nd Street zoning proposal using a Plan-to-Plan process was discussed. The corridor has a mix of uses and the intention is to continue that rather than have it exclusively single-family residential.
- Ms. Aniol is working with an interested party on finding a downtown space for a smaller boutique type grocery.

3. Board, Commission, & Other Reports - "Bi-annual or as needed"

- The CAPT/DART Committee did meet on the first Thursday. The DNR trail representative was in attendance. Chelsea is very busy. They may get certified as a Trail Town.
- DAFD: The Board has approved a truck for the Chief to use. Policy on that to follow. They also authorized the purchase of a Type 1 ambulance next year at a cost of \$288,000. The Chief put in the budget to increase to 18 full-time firefighters and add a full-time administrative assistant. There will be large increases in our DAFD funding coming.
- Dexter already has Trail Town designation because of our connection with the B2B and Ironbell Trail.

4. Subcommittee Reports - None

5. City Manager Report – Justin Breyer

Mr. Breyer submitted his written report as per packet. Mr. Breyer provided the following updates:

- Election Day went smoothly with 75% turnout, which is great for a midterm election. Both proposals passed unofficially. Thank you to the Election Commission.
- Mr. Breyer's wife is pregnant and the target date is May.
- A question was asked about the cost of the Farmers Market. Mr. Breyer said the budget for the Farmers Market is \$4,000 (not including the Manager salary of \$6,000). It pays for advertising and different event prizes, Saturday music, etc.
- A question was asked about the Mill Creek Park North project being postponed until a decision is made about the location of the fire station. Mr. Breyer said the Parks and Recreation Committee wants to proceed despite that unknown. The SPARK grant is on the Parks and Recreation agenda. This grant would help with the playground project.

6. Mayor Report – Shawn Keough

Mr. Keough submitted his written report as per packet.

7. Council Member Reports - None

K. CONSENT AGENDA:

1. Consideration of: Bills & Payroll in the amount of: \$823,185.65
2. Consideration of: Resolution to Establish Fund 596 – Rubbish Collection Fund
3. Consideration of: Resolution to Establish Fund 661 – Motor Pool Fund
4. Consideration of: Allocation of Public Safety Facilities Interest on \$1,000,000

Motion Hubbard; support Griffin to approve items 1-4 of the Consent Agenda.

Ayes: Griffin, Arab, Hubbard, Fisher

Nays: None

Absent: Cousins, Keough

Abstain: Michels

Motion carries

L. UNFINISHED BUSINESS-Consideration and Discussion of - None

M. NEW BUSINESS-Consideration and Discussion of:

1. Discussion of: Funding Sources and Grants for Public Safety Facilities

Discussion Included:

- City Council has authorized staff to pursue additional funding.
- Earlier in the year, Mr. Breyer contacted Representative Dingell's office to inquire about available federal funding sources. Council Members with funding suggestions, please let Mr. Breyer know. ARPA funds have already been allocated toward the 2nd Street project and the water tower. Chief Armstrong may have suggestions. Can we reach out to other areas that have recently built stations to see what they know.

2. Consideration of: FY 2022-23 WAVE Contracts

Discussion Included:

- The two agreements are different by intent. One is for the Community Connector and one is for the Door-to-Door service. The agreements are understandings between the City and WAVE. They are not recordable documents.

Motion Arab; support Griffin to approve the FY 2022-23 WAVE Contracts with the following correction:

- Page 74, 1. change statue to statute.

Ayes: Griffin, Michels, Hubbard, Arab, Fisher

Nays: None

Absent: Cousins, Keough

Motion Carries

3. Consideration of: Continuation of Social District from December 1st to April 30th

Motion Michels; support Hubbard to postpone the approval of the continuation of the Social District from December 1st to April 30th to the December City Council meeting to allow for corrections.

Ms. Aniol provided background on the above consideration. Councilmember Michel's suggested corrections to the current Management and Maintenance Plan document include:

- Page 91. Activating the District: Change temporary shelters and free WI-FI "will be" provided to "may" be provided.
- Page 93. Set Up: "A trash receptacle will be placed next to each sign that marks the edge of the Commons Area, so patrons can dispose of their cups prior to leaving the authorized area." This has not occurred thus far. Ms. Aniol will add this to the DDA's list for consideration.
- Page 93. Restrooms: Remove the following sentence: "Porta john locations will be noted on all Social District print material."

Additional discussion included:

- Support for the year-round aspect.
- Waiting to renew so we can incorporate what the DDA may be able to contribute financially.
- Council can give their blessing for the Social District and the other things can be worked out.
- Adding Revocation of the Designation language (like in Chelsea's agreement).

Ayes: Griffin, Arab, Michels, Hubbard, Fisher

Nays: None

Absent: Cousins, Keough

Motion Carries

N. COUNCIL COMMENTS (paraphrased or summarized by Recording Secretary)

Michels: I apologize for the low hat tonight. I would like look directly at Council Members across from each other rather than down the row.

Griffin: I wish Ms. Fisher and Mr. Cousins well.

Hubbard: It has been an honor working with both you, Donna and Paul, these last couple of years. I have learned a lot and hope to continue to learn a lot.

Arab: First I want to send my thoughts and prayers to the Salamen family. They have 4 young children and will need the support of the entire community. Congratulations to the newly elected, I look forward to working with all. Thank you, Donna and Paul, for many years of service to this community.

Keating: I was excited to hear about the voter turnout in Dexter and would like to give appreciation for the Count My Vote Committee at Dexter High School who helped get seniors registered to vote.

Fisher: Bonnie, if you ever think about running for office, let's have a cup of coffee. I'm so impressed with your involvement. I'll send a letter to Adam saying the same. And, thanks to everybody. I really have loved being on Council. It has been wonderful.

Cousins: Absent

DeGregorio: Absent

O. NON-ARRANGED PARTICIPATION:

Marie Sherry: Thank you Donna and to Paul for your service to the City. It's been a pleasure working with you.

P. ADJOURNMENT

Motion Fisher: support Hubbard to adjourn the meeting at 8:06 PM.

Unanimous voice vote approval with Cousins and Keough absent.

Respectfully submitted,

Justin Breyer
City Manager and City Clerk

Approved for Filing: _____